



November 4, 2017

### **BUDGET ENCLOSED; MONTHLY FEE UNCHANGED**

Enclosed is your copy of the 2018 Budget with the “projected” year-end figures. In January, you will receive another copy with “actual” year-end numbers. As you can see, even with the large expense (\$341+K) of the recent asphalt removal and replacement, your monthly fee will remain the same for next year. In other words, **EFFECTIVE JANUARY 1, 2018**, the monthly association fee is....

# **\$370.00**

As the Budget shows, the Board has been diligent in its efforts of stretching your dollars.

If you are tired of having to send a monthly check, paying for stamps and envelopes, and wish to sign up for the auto pay program, please call 805-569-1121.

### **EXTRA LOOP INSTALLED FOR EXIT GATE**

During the asphalt project, an extra loop was installed to open the exit gate while a vehicle is farther back. If you approach the exit gate, closer to the red curb near the carport by 7630, the gate would start open quicker. Otherwise, you’d have to literally go up close to the exit gate itself. The Assoc is trying to make that correction with the gate company.

### **NEW SAUNA HEATER INSTALLED**

Thank you for your patience while the Assoc looked for a new sauna heater. Please follow instructions and use at your own risk.

### **HOLIDAY COLLECTION BEING SOUGHT FOR OUR GARDENER**

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscaping. Jose has been with us for many years and works diligently to keep our complex attractive. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to “JOSE SOTO” and send them to the following address:

Eucalyptus Grove HOA  
Attn.: James Nguyen  
3944 State St. #200  
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line “EG Gardener Gift”. **Please send your checks in by December 15, 2017**, so that the gift can be given to him that next week. Jose is very grateful for your generosity and kindness.

### **CARPORTS FOR VEHICLES ONLY; DO NOT PARK MOTORBIKE & CAR**

Your carports are meant for vehicle storage only. It is not an appropriate place to store your bikes, boxes, or other personal belongings. Please do not try to squeeze your motorcycle and your vehicle in the same space. Your vehicle will stick out and will cause a problem for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.



### **CHECK FURNACE AND/OR FIREPLACE URGED**

To beat the rush, you may want to call the Gas Co. to check your furnace and/or fireplace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Having a malfunctioned gas furnace or fireplace can be dangerous and costly.

### **NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversized dog, please ask your guest to leave the dog at home. Thank you.

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To

request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **INFORMATION REQUIRED**

As part of the civil codes, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or

email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

**PLEASE CALL FOR FASTER RESPONSE  
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;  
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, November 9, 2017, at 6PM**, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

**HAPPY THANKSGIVING!!!**

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